



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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Memorandum

Date: March 18, 2022

To: Richard Conescu, Chair, & Members, Zoning Board of Adjustment

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Michael Lewis (petitioner/owner)** – Variance under Section 2.02.1.A.3.c of the Zoning Ordinance to permit an exterior access way to be located to the front of an Accessory Dwelling Unit (ADU) whereas the side or rear is required. The parcel is located at 12 Haise Way in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 6C, Lot 200. Case # ZBA 2022-04.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background

The subject parcel, Map 6C, Lot 200, is approximately 1.42 acres in size and is located at 12 Haise Way in the R-1 (Residential, by soils) and Aquifer Conservation Districts. The site is a single family residence, and is abutted by other single family homes. The site has access to water from Merrimack Village District and a private septic system.

The petitioner seeks to add an ADU to the property, but with the exterior door facing the front of the property, whereas the door is required to be to the side or rear of the ADU.

Standard of Review

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 2.02.1.A.3.c to permit an exterior access way to be located to the front of an Accessory Dwelling Unit (ADU) whereas the side or rear is required, are met.

Should the Board find that the petition meets the variance criteria; staff recommends that any approval be conditioned upon the following:

- 1) The petitioner shall obtain administrative approval from the Community Development Department for the ADU;

Ec: Michael Lewis, Petitioner/Owner
Building Department Staff
John Manuele, Fire Marshal

Cc: Zoning Board File